



**LONG-RANGE PLANNING COMMISSION
MEETING AGENDA
April 28, 2014
6:00 p.m.**

1. Call to order
2. Approval of minutes from regular meeting on April 14, 2014
3. PUBLIC HEARING. This application is requesting a zoning classification change from RS to R-1 and are located at 6785 Woida Road and the vacant lot south of 6785 Woida Road legally described as follows:

6785 Woida Road - N 499.69FT OF W 466.69FT OF GL 3 EX S 7FT OF N 40FT OF W 466.69FT OF GL 3. SUBJ TO AN ESMNT OF REC. Township 133 Range 28 Section 6

Vacant lot south of 6785 Woida Road - S 500FT OF N 999.69FT OF W 466.69FT OF GL 3. Township 133 Range 28 Section 6

Requested by the City of Baxter, 13190 Memorywood Dr. Baxter, MN 56425

4. Review of Draft Comprehensive Plan
5. Other Business
6. Next Meeting May 19, 2014 (Moved-up 1 week due to Memorial Day)
7. Adjourn



TO: Baxter Long Range Planning Commission

FROM: Joshua Doty, Community Development Director

DATE: April 25, 2014 for the April 28, 2014 Long Range Planning Commission Meeting

REQUEST: **PUBLIC HEARING. Rezoning** from RS (Special Residential Cluster) to R-1 (Low Density Residential) for properties located at 6785 Woida Road and the vacant lot south of 6785 Woida Road.

APPLICANT: City of Baxter

ZONING: RS, Special Residential Cluster

1. Application Request

The city is requesting approval of a rezoning from RS to R-1 for two properties located 6785 Woida Road and the vacant lot south of 6785 Woida Road. The RS, Special Residential Cluster zoning district is intended to provide for residential and non-residential uses that are built with private services for water and sewer.

2. Background/Analysis

In 2002, the City of Baxter approved a conditional use permit for Family of Christ Lutheran School to construct a 20,064-square foot school building with a gymnasium. In 2003, the City of Baxter approved a variance and agreement to allow the construction of the subject building without municipal sewer, provided the property owner agreed to connect to municipal sewer when it became available. In 2004, municipal sewer was brought to the site and the building was connected to municipal sewer. Family of Christ Lutheran School closed the facility in approximately 2011.

City staff has recently held meetings with representatives of Journey North, who are purchasing the property to operate a church. The scope of the project includes interior remodeling and related site improvements including a parking lot expansion. The church use requires an amendment to the original conditional use permit. On April 22, 2014, Journey North submitted a Conditional Use Permit amendment application to the City.

Staff Findings

Staff finds that to expand the use on this property, a rezoning should occur to a district with development standards for properties that are served with city sewer and water. The R-1

zoning district permits religious institutions as a conditional use and has development standards for properties with City water and sewer services. Lastly, staff finds that the R-1 zoning district for the subject properties would be consistent with the surrounding land use.

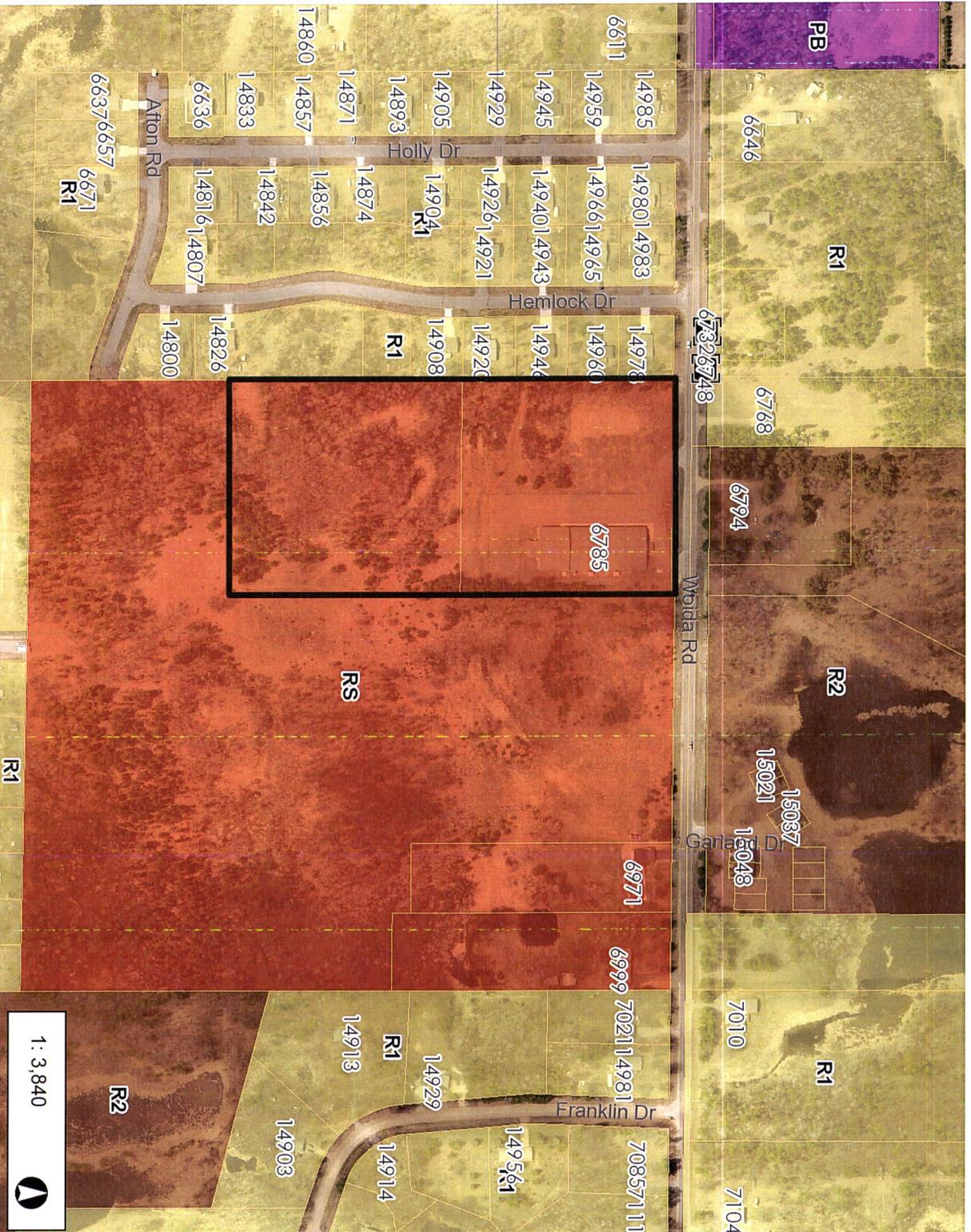
3. Recommendation

Staff recommends that the Long Range Planning Commission recommend approval of a rezoning of the subject properties from RS to R-1 and that the rezoning request is forwarded to the Planning Commission for review.

Attachments

1. Location Map
2. Zoning Map

Rezoning from RS to R-1



Legend

Streets
Locations
Current

Encumbrances
Pending
Vacant
Retired
Other

Parcels

Zoning Districts
F = Commercial Forestry
PB = Public Benefit
R-1 = Low Density Residential
R-2 = Medium Density Residential
R-3 = High Density Residential
RS = Special Residential/Cluster
C1 = Neighborhood Commercial
C2 = Regional Commercial
I = Industrial Office
OS = Office Service

Historical Parcels
2013 Imagery
Red: Band_1
Green: Band_2
Blue: Band_3

Notes

640.0 0 320.00 640.0 Feet
NAD_1983_HARN_Atl_MN_Crow_Wing_Feet
City of Baxter

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 3,840

Location Map - 6785 Woida Road



640.0 0 320.00 640.0 Feet

NAD_1983_HARN_Adi_MN_Crow_Wing_Feet
 City of Baxter

1 : 3,840



Legend

- Streets
- Locations
 - Current
 - Pending
 - Vacant
 - Retired
 - Other
- Parcels
- Historical Parcels
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